

LONG BEACH

CULTURAL
HERITAGE
COMMISSION

2014 IN REVIEW



LONG BEACH
DEVELOPMENT SERVICES
BUILDING A BETTER LONG BEACH

LONG BEACH

CULTURAL HERITAGE

INTRODUCTION

Long Beach is committed to maintaining its rich heritage and preserving the cultural resources, architectures, and sites that add to the City's unique character and enhance the context and diversity of communities. This commitment is demonstrated through the programs and policies of the City, and is further strengthened through the establishment of a Cultural Heritage Commission. The Commission identifies buildings and neighborhoods of value to the City's cultural heritage, makes recommendations to City Council for the designation of landmarks and historic districts, and works with property owners of historic sites. In 2014, the seven-member Commission collaborated



with Development Services staff on a number of planning projects, as they relate to elements of historical preservation. These projects uphold the City's heritage and encourage the public's understanding and appreciation for the abundant architectural and environmental history of Long Beach.

PLANNING COMMISSION

2014 IN REVIEW

CULTURAL HERITAGE COMMISSION

2014 BY THE NUMBERS*

- Approved **13** Certificates of Appropriateness, consisting of **12** residential properties and **1** commercial property.
- Conducted **13** study sessions on **8** different properties.
- Conducted **11** scheduled meetings.
- Took action on **5** designated landmarks.

*Figures provided are for the calendar year.

CULTURAL HERITAGE COMMISSION

Alan Burks, Chair

Karen L. Highberger, Vice Chair

Irma Hernandez

Shannon Carmack

Louise Ivers

Jan Robert van Dijs

Julianna Roosevelt (appointed August 2014)

MANAGEMENT STAFF

Amy J. Bodek, AICP, Director

Angela Reynolds, AICP, Deputy Director

Jeff Winklepleck, Acting Planning Administrator

Steve Gerhardt, AICP, Acting Planning Officer

Thelinjoris Manuel, Cultural Heritage Commission Secretary

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HISTORIC PRESERVATION

Initiatives

MILLS ACT PROPERTY TAX ABATEMENT PROGRAM The Mills Act Program offers economic incentives to qualifying owners of designated landmark sites upon agreement to rehabilitate, restore and protect their property. In October 2014, the Cultural Heritage Commission reviewed changes to the City's Mills Act Program, including guidelines, criteria, and application process for recommendation to the City Council. Additionally, existing Mills Act contracts in the City have undergone recent inspection to verify the overall condition of the structures, in accordance with specific historic preservation standards and conditions identified per the contract. The Mills Act Program is expected to be reinstated and accepting new applications in 2015.

HISTORIC PRESERVATION ELEMENT Substantial progress was made in 2014 on a number of programs outlined in the adopted Historic Preservation Element, including historic district guidelines and fieldwork. In May 2014, the Commission attended a retreat to discuss the City's historic preservation initiatives and programs. In September 2014, a district liaison meeting was held with several Commissioners and various representatives from the City's 17 designated historic districts. The district liaison meeting and retreat are held on an annual basis.

HISTORIC DISTRICT DESIGN GUIDELINES Planning Bureau staff and consultants have begun preparation of design guidelines for the City's 17 historic districts. This effort consists of several components, including preliminary fieldwork, numerous site reviews for architectural standards, and studies of



the character-defining features of each district. Throughout 2014, the City's consultants worked with specially trained volunteers to complete photo documentation and evaluation of the City's historic districts for incorporation into the design guidelines. These guidelines will be an important reference for property owners, designers, architects, City staff, and the Cultural Heritage Commission to review restoration and renovation projects in the City's historic districts.

CULTURAL HERITAGE COMMISSION ORDINANCE AND LANDMARK ORDINANCE UPDATES

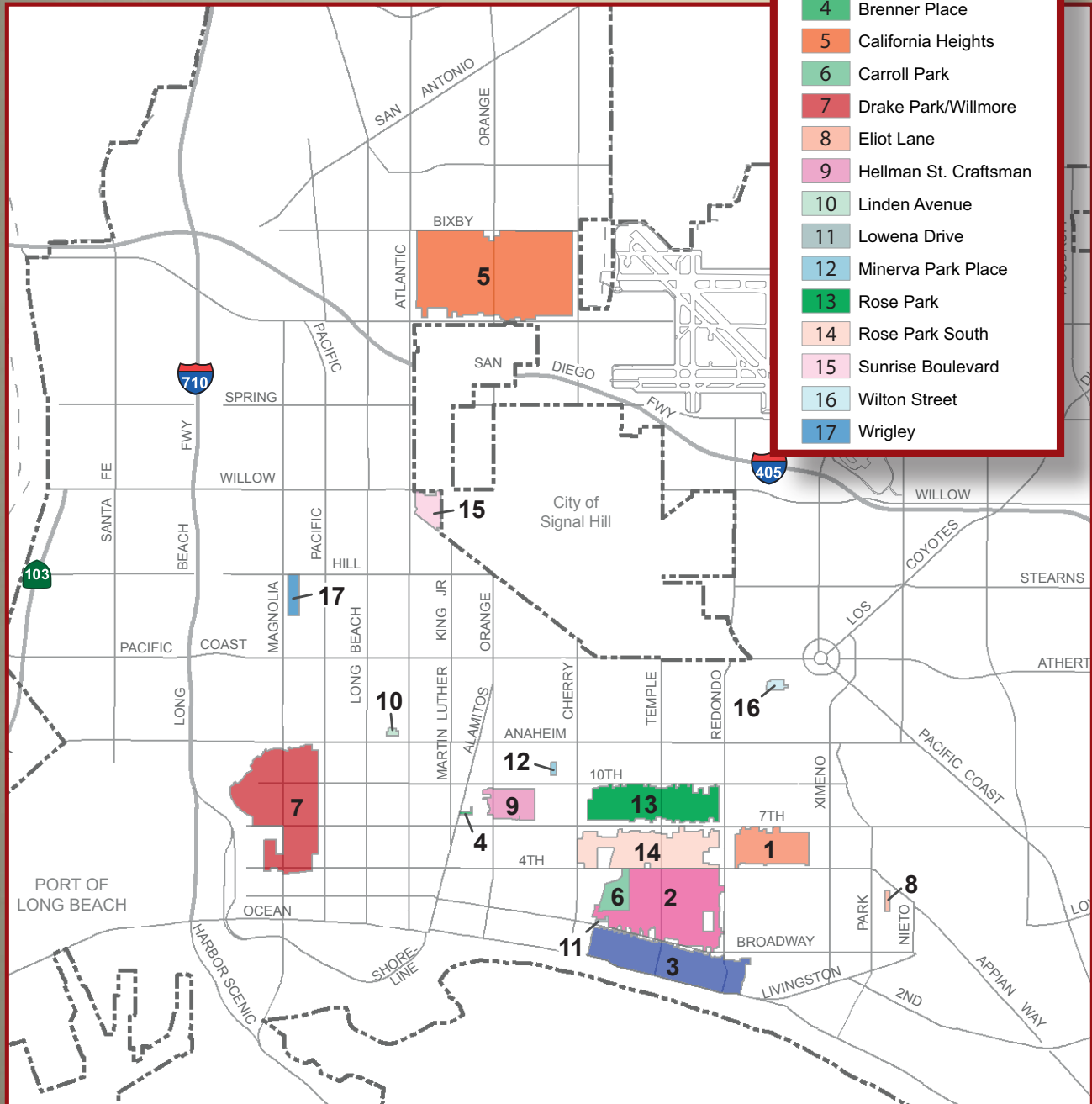
Amendments to both the Cultural Heritage Commission Ordinance and the Landmark Ordinance, as outlined in Long Beach Municipal Code Section 2.63, are currently under review. The proposed amendments will include an update of the document's existing language to reflect current practices, and modernize the identification and designation of landmark structures in the City. In November 2014, the Commission held a public meeting to discuss these amendments. A revised policy draft is expected to go before City Council in 2015.

MAP OF *Historic Districts*

The below map depicts the 17 designated historic districts in Long Beach.

LEGEND

- 1 Belmont Heights
- 2 Bluff Heights
- 3 Bluff Park
- 4 Brenner Place
- 5 California Heights
- 6 Carroll Park
- 7 Drake Park/Willmore
- 8 Eliot Lane
- 9 Hellman St. Craftsman
- 10 Linden Avenue
- 11 Lowena Drive
- 12 Minerva Park Place
- 13 Rose Park
- 14 Rose Park South
- 15 Sunrise Boulevard
- 16 Wilton Street
- 17 Wrigley



PROJECT *Showcase*

OCEAN CENTER BUILDING The Cultural Heritage Commission granted a Certificate of Appropriateness for adaptive reuse of the designated landmark building located at 110 W. Ocean Blvd. in November 2014. The proposed project will change the use of the building from office occupancy to 74 residential units. Additional interior and exterior improvements to the building, including a modified two-level parking structure, will maintain the property's historic character and prolong the life of this unique building. The proposed project will also reintroduce commercial storefront systems along Ocean Boulevard, Seaside Way, and Pine Avenue. **SECURITY PACIFIC NATIONAL BANK BUILDING** Adaptive reuse of the designated landmark building located at 110 Pine Ave. was approved by the Cultural Heritage Commission in November 2014. Built in 1924, this elegantly constructed iconic site represents the financial and commercial growth of the City during the economic boom of the roaring twenties. The proposed remodel project will convert the upper floors of the structure from office use to 118 residential condominium units. Other renovations include new window treatments and a community patio for residents. The existing restaurant on the ground floor will remain a separate commercial space. **EL CORTEZ MOTEL** In November 2014, the Cultural Heritage Commission approved a Certificate of Appropriateness to remodel the El Cortez Motor Court Apartments. Built in 1937, the 16-unit complex encompasses two-thirds of an acre located at 767 Sunrise Blvd. Proposed alterations



to the site consist of general maintenance and alterations to the exterior façade, including replacement of the doors, windows, signage, light fixtures, and new paint and landscaping. **2810 EAST 1ST STREET** In April 2014, the Cultural Heritage Commission approved the complete restoration of the partially deconstructed single-family residence with detached garage. The proposed project will restore the Mission Revival style home to its original 1920s appearance and character, but with modern amenities. The project will reuse almost all of the remaining on-site materials, including authentic adobe roof tiles, vintage doors and windows, and the entirety of the existing foundation.

Left: 2810 East 1st Street
Right: Ocean Center Building
Far Right: Security Pacific National Bank Building



PROJECT *Updates*

QUEEN MARY Since arriving in Long Beach in 1967, the iconic Queen Mary has served as a popular attraction, event venue, and hotel located on the City's waterfront. Preservation of the retired ocean liner has been an ongoing effort in order to maintain the ship's character and structural integrity throughout the years. In 2014, the ship's Grand Salon map and Britannia Salon art exhibit were newly restored, featuring recently curated photography and mirrored glass displays. Additional improvement projects include renovation of the Teak Deck, and replacement of the Promenade Deck Forward vintage carpeting. A comprehensive Marine Survey of the ship was approved by the Cultural Heritage Commission in early 2014 and is currently underway. The Marine Survey will examine the ship's hull and deckhouse for overall maintenance and conservation.

THE VARDEN HOTEL Restoration of the boutique hotel's original 1935 sign was completed in 2014. The unique sign evokes the nostalgic flavor of the City's history, with its silhouette and shape, typeface of the letters, and the use of neon and metal supporting struts.

RANCHO LOS CERRITOS Built in 1844, the designated landmark site located at 4600 Virginia Rd. is one of the largest and few remaining adobe residences in Southern California. Currently operated as a public museum, the site hosts



tours, programs, and events. The two-story, Monterey-style adobe is furnished to reflect occupants and lifestyles from the late 1800s, and includes historic gardens, a research library and archives. In March 2014, the Cultural Heritage Commission held a study session on the Rancho Los Cerritos Master Plan. The presentation included the recently completed California native garden, as well as a comprehensive overview of future renovation and restoration efforts.

Left: Rancho Los Cerritos
Right: The Varden Hotel
Far Right: Queen Mary



PROJECT

Updates

MEEKER-BAKER BUILDING Reconstruction of the historic six-story building known for its decorative brick and tile work, topped with arched openings and medallions, was completed in June 2014. Design for the renewed Meeker-Baker includes the preservation of some of the original features of the historic façade and interior décor elements. The Cultural Heritage Commission worked closely with Planning Bureau staff to ensure an efficient and thorough review of the project, while also preserving the architectural and historical value of the building.

AMERICAN HOTEL Currently under construction, the proposed mixed-use project will include restoration of the historic façade, and contain approximately 3,670 square feet of retail space on the ground floor, and 7,000 square feet of creative office space on the second and third floors. Built in 1905, the Psychic Temple is the second-oldest commercial building in the City, and one of the rare original buildings to survive the Long Beach Earthquake of 1933. Completion of the revitalized Psychic Temple is expected in fall 2015, further eliminating a physical and economic blight in the Downtown by restoring occupancy and economic energy to the block.

RESIDENTIAL PROJECTS Planning Bureau staff referred a wide variety of proposed single-family residential remodel projects to the Cultural



Heritage Commission in 2014. These projects were located throughout several of the historic districts, most notably, Bluff Park, California Heights, and Sunrise Boulevard. Projects consist of major façade changes or significant reconstruction, including second-story additions. A number of these remodel projects resulted in site redesign to aesthetically complement the character of their respective historic neighborhoods.

Left: California Heights Historic District
Right: American Hotel
Far Right: Meeker-Baker Building



Photography by Andy Witherspoon, Emma Roll Photography, The Kap Agency, R. Scott Duncan, Rancho Los Cerritos.



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